

**103 Chelmsford Road, Mount Lawley, WA 6050**

**House For Sale**

Sunday, 23 June 2024



103 Chelmsford Road, Mount Lawley, WA 6050

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 463 m2**

**Type: House**



Theo Kouroulis  
0411751377



Zach Kouroulis  
0473083665

**From \$1,395,000**

HOME OPEN MONDAY 24TH OF JUNE - 5:00PM - 5:30PM On one of the most sought after street's and sitting on 463 sqm, this classic federation home located between Hyde Park, the city, Mount Lawley and North Perth cosmopolitan cafe strips offers a wonderful opportunity. Built C1918 and zoned R40 with right of way access it presents the possibility of subdivision and is perfect for artisan of today to create their dream home. Full of gorgeous character features with stunning fireplaces, soaring decorative ceilings and original jarrah floorboards. The large formal lounge and one of the two generous sized bedrooms located off the main hallway contain some of the most amazing and unique fireplaces you will ever see. There is another good sized bedroom towards the back of the property, just off from the kitchen and meals area. This flows out onto the sleep-out containing the bathroom and a separate study or fourth bedroom. All backing onto the large garden with separate laundry and multiple garages/sheds. Perfect for downsizes, young families and astute investors this property in this location is an absolute cracker! So..., If you are looking for character charm with the potential to renovate, in a location that is considered one of the best in the inner city that will provide you and your family an amazing easy lifestyle then this is the perfect place for you! After all, you are only limited by your imagination...

SCHOOLS NEARBY North Perth Primary School Highgate Primary School Mount Lawlet Senior High School Perth College

TITLE PARTICULARS Lot 80 Plan 2861 Volume 405 Folio 104 LAND AREA 463sqm ZONING R40 OUTGOINGS Council Rates: \$1,807.73 PA Water Rates: \$1,274.70 PA